

# Karen O'Malley

*Director*

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Karen O'Malley is a real estate attorney who represents a diverse range of clients, including large public and private real estate companies, as well as some smaller businesses and non-profits.

Her practice focuses on retail and office leasing within mixed-used properties. In the retail context, she often counsels landlords leasing to national, regional and local tenants, anchor and junior anchor retailers, entertainment facilities and restaurants. In the office context, she represents landlords and tenants in connection with office building leases, including lease arrangements for corporate headquarters and mixed-use developments.

Karen also has extensive experience in all other aspects of real estate practice, including acquisitions, dispositions, development, financing and leasing.

Her projects are often transportation-centered, mixed used projects, including new developments and redevelopments, as well as enclosed malls and lifestyle centers. Karen is also a Co-Chair of the firm's Retail, Restaurant & Consumer Group and Strategic Advisor to the firm's Pro Bono Committee.

## **Accolades**

- *Best Lawyers in America*® (2024-2025): Real Estate
- CREW Boston Networking Award, 400 Summer Street Project, 2024

## **Affiliations**

- Member, Chief, Advancement for Women
- Member, Georgetown University Law Center Advanced Commercial Leasing Institute (ACLI) Advisory Board
- Member, Northeastern University School of Law (NUSL) Women in the Law Advisory Group
- Member, CREW Boston (formerly NEWIRE)
- Founding Board of Advisors, Victim Rights Law Center

- Member, International Council of Shopping Centers
- Editorial Board, Shopping Center Legal Update, International Council of Shopping Centers
- Member, School Council Advisory Board, Mason Rice Elementary School
- Co-Chair, Pro Bono Committee, Goulston & Storrs

### **Admissions**

- Massachusetts

### **Education**

- Boston College (B.A., *magna cum laude*, 1991)
- Northeastern University School of Law (J.D., 1994)

## **Representative Matters**

### **WS Development Commercial Leasing for the Seaport District**

Representation of WS Development in the negotiation and drafting of its commercial leases and related documents, including in connection with urban retail leasing for the newly developed Seaport District of Boston. Negotiated leases with national retail tenants, which involves, among other things, the specific consideration and understanding of the interplay between urban street retail needs and city easements and other public rights.

### **Victim Rights Law Center: Rebuilding the lives of sexual assault survivors through extensive training, established trust, and hope.**

The Victim Rights Law Center (“VRLC”) is the nation’s first nonprofit law center dedicated to providing sexual assault survivors with comprehensive legal representation. From its inception, the VRLC sought to distinguish itself as the first nonprofit law center in the country solely focused on providing free, survivor-centered legal services to sexual assault victims of all ages, gender identities, and sexual orientations, and to survivors at the intersections of oppression who are often the most marginalized and in need of legal assistance.

### **WS Development Leasing in MA and FL**

Represent WS Development in connection with retail and office leasing throughout its diverse portfolio, including:

- the new Seaport Square Project in Boston, MA, which is a 7.5 million square foot mixed-used retail, office, residential, and hospitality project featuring distinctive public parks and amenities;

- the Royal Poinciana Plaza, which is an approximately 190,000 sq. ft. of high end, boutique retail shopping in Palm Beach, FL;
- Hyde Park Village in Tampa, FL;
- The Street Chestnut Hill in Brookline, MA; and
- Market Street in Lynnfield, MA.

#### **Federal Realty Investment Trust**

Represent Federal Realty Investment Trust in retail and office leasing at Assembly Row, a cohesive shop, dine, work, live and play property located in Somerville, MA. This multi-phased project is a mixed-use property that is transit oriented. Major retail tenants include an AMC Theater, Legoland Discovery Center, Saks Off 5th, as well as a variety of other retail, fitness and restaurant uses, including Legal Seafoods and Earl's, a Canadian restaurant entering the US. Represent Federal Realty Investment Trust in leases with national and regional anchor and junior anchor tenants throughout their East Coast portfolio.

#### **BXP 450,000 Square Foot Office Leasing**

Representation of BXP in connection with the leasing of 450,000 square feet of office space to one of the largest private, independent investment management companies. This was the first green skyscraper and is a platinum LEED rated office tower on Atlantic Wharf in Boston, MA.

#### **Samuels & Associates Redevelopment of Landmark Center**

Represent Samuels & Associates in connection with leasing needs throughout this client's portfolio including the redevelopment of the Landmark Center. Within the Fenway neighborhood, represent this client in the leasing to a childcare center as well as to most of its restaurant tenants, including Tiger Mama, Hojoko, and Saloniki. Also, negotiated the lease of a Trader Joe's grocery store within the mixed-use Continuum, adjacent to Harvard University and located in Allston, MA.

#### **Neighborhood Development Corporation in Multitude of Real Estate Services**

Represent a neighborhood development corporation in the acquisition, development, financing and leasing of affordable housing, mixed-use, and transportation-oriented developments in the Dorchester neighborhood of Boston.

#### **Retail Chain in Properties Disposition**

Represent a retail chain in the disposition of its portfolio of properties in Massachusetts and Rhode Island.

## **Advocacy**

Karen began her career as a civil rights advocate and is passionate about women's rights, particularly regarding access to healthcare.

While in college and law school, Karen volunteered at the Boston Area Rape Crisis Center. It was through this work that she recognized an important gap in the services afforded to rape survivors – knowledgeable, compassionate legal support was not easily accessible to rape survivors and their families.

As a result, Karen worked with others to launch the Victim Rights Law Center. Founded in 2000, the VRLC is the first nonprofit law center in the country dedicated to serving the critical legal needs of sexual assault survivors. The VRLC provides free, trauma-informed civil legal services to rape and sexual assault survivors and serves as a national model for such advocacy.

Karen continues to give of her time and services. She enjoys mentoring professionally and personally, both within and externally to Goulston & Storrs. Karen also is a frequent speaker at the annual ICSC Law Conference and other retail industry conferences. She attends as many CREW Boston and national CREW events as she can and every year participates in the Massachusetts Conference for Women.

## Press Releases

August 20, 2024

**Goulston & Storrs Announces 82 Attorneys Selected for Best Lawyers in America® 2025; 29 Attorneys Named “Ones to Watch”**

April 13, 2023

**Goulston & Storrs Director Karen O’Malley Elected as 2023 ACREL Fellow**

January 30, 2023

**AG Campbell, Abortion Advocates, and Law Firms Launch ‘Abortion Legal Hotline’ Amidst Unprecedented Legal Questions Following Dobbs Decision**

August 14, 2020

**Karen O’Malley Named a 2020 “Top Woman of Law” by Massachusetts Lawyers Weekly**

April 28, 2020

**Goulston & Storrs Receives Top Chambers USA 2020 Rankings for Nine Practice Areas; Retail and Leisure & Hospitality Practices Recognized Nationally**

September 30, 2019

**Goulston & Storrs to Receive Victim Rights Law Center Champion Award**